



West Adams- Baldwin Hills- Leimert Plans



A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES



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West Adams-Baldwin Hills-Leimert Plan

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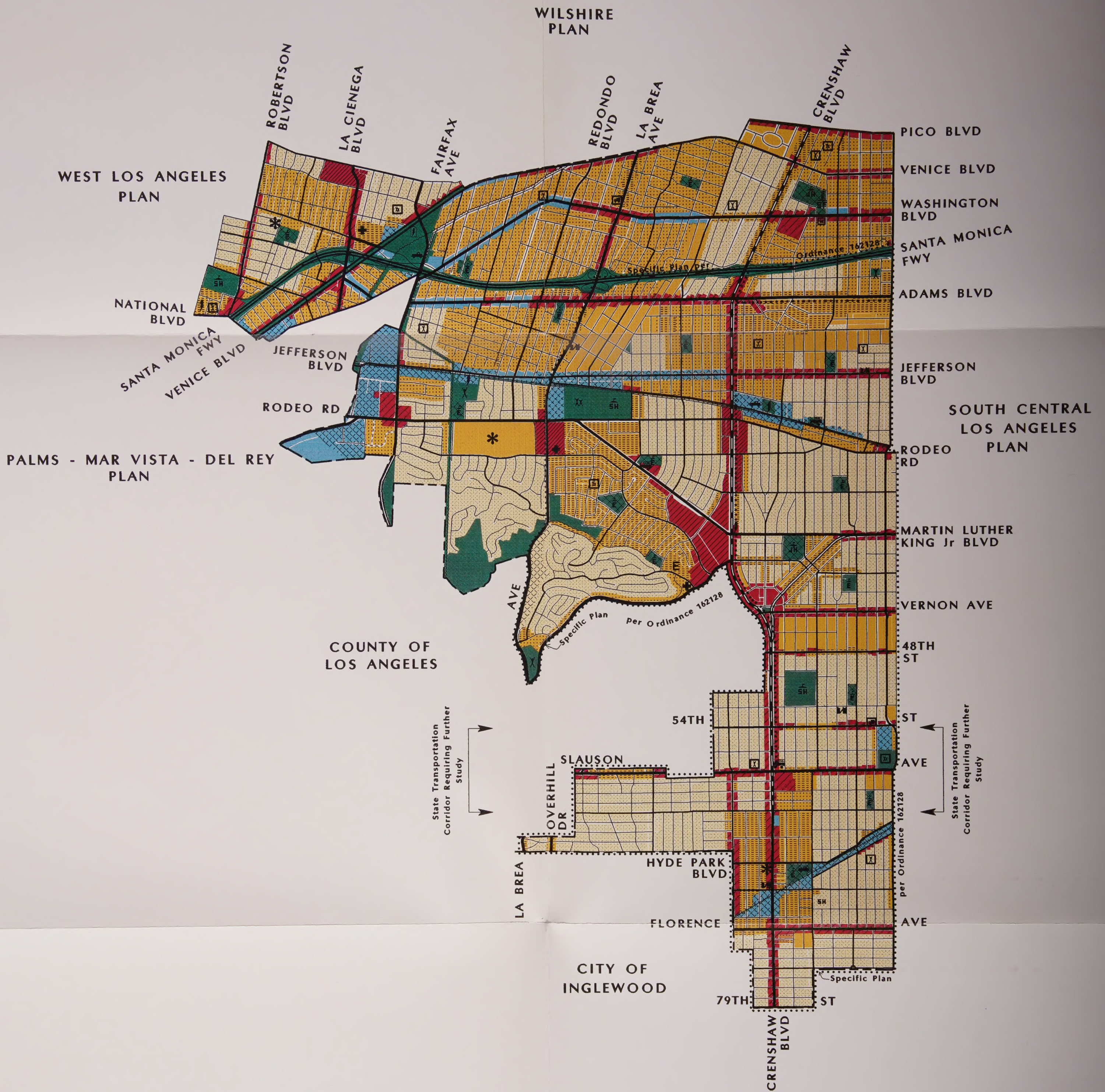


* This Document is a reformat of the District Plan as it formerly appeared in the Broadside format. The Maps reflect the Broadside subsequently amended by the General Plan Consistency Program (AB283), Periodic Plan Review and any other amendments. The Text is essentially the same as the originally adopted Plan.

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Note: This map may not reflect recent Plan amendments because it is revised and reprinted less frequently. For information on Plan amendments recently enacted by the Periodic Plan Review program and by other Planning Department Divisions, refer to the amendment list at the front of this booklet and to the individual Plan map pages in this booklet, which are updated annually.

PLAN LAND USE • West Adams-Baldwin Hills-Leimert

Department of City Planning, Los Angeles, Ca., Melanie S. Fallon, Director

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 March 1991
 (See Plan booklet for Plan information)

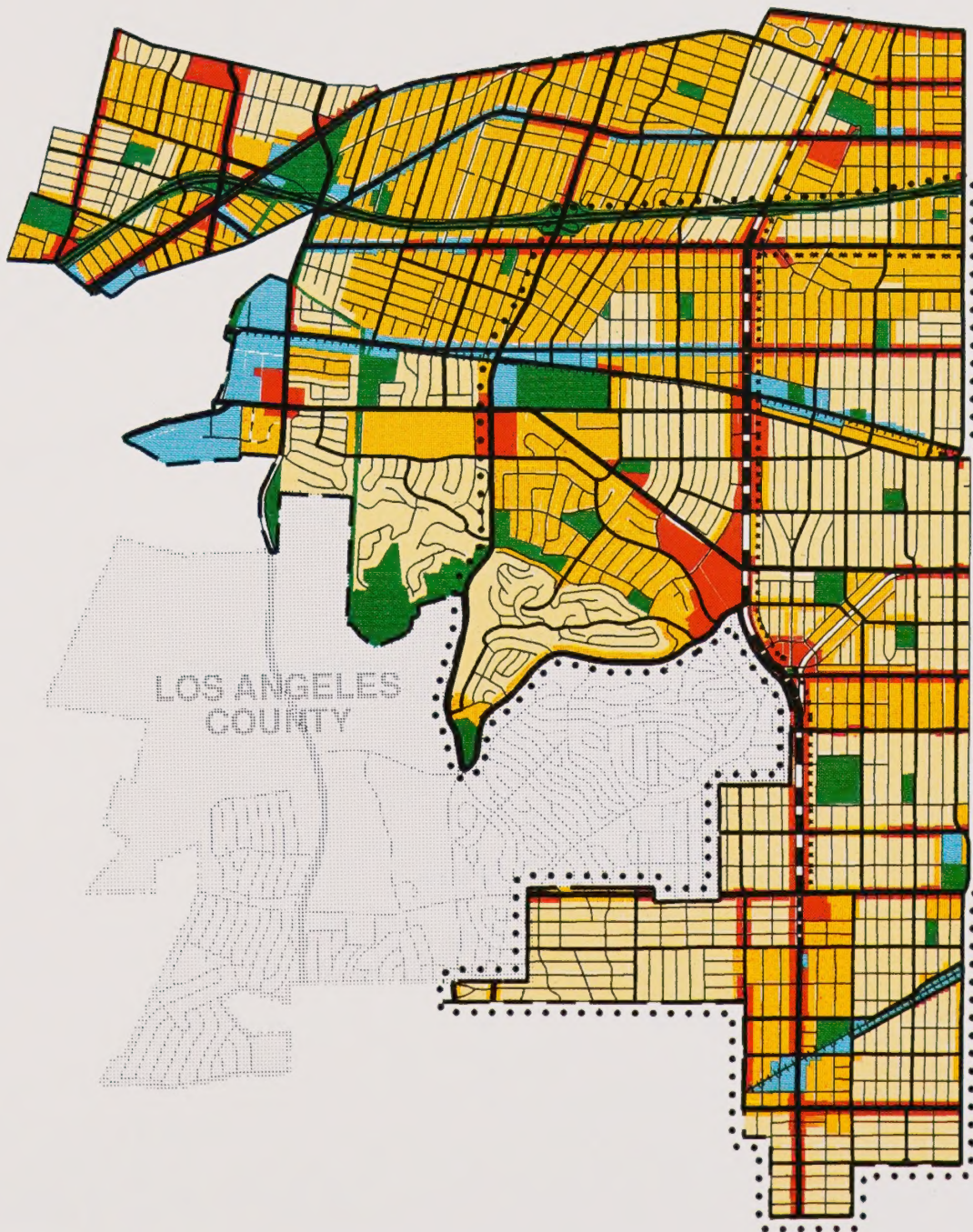
WEST ADAMS-BALDWIN HILLS-LEIMERT PLAN

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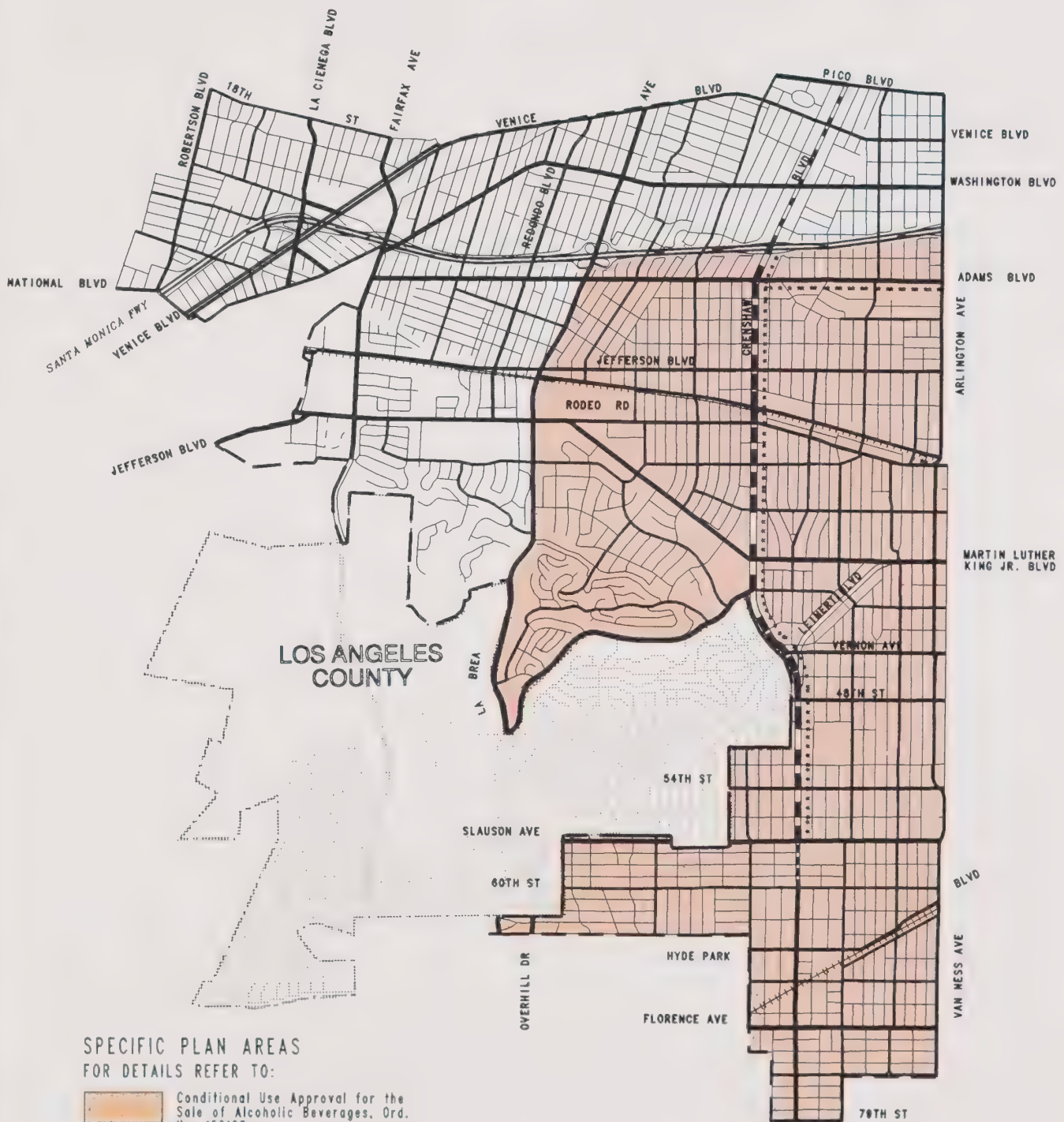
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..... For details see Specific Plan
WEST ADAMS-BALDWIN HILLS-LEIMERT
GENERALIZED LAND USE



NOT TO SCALE



WEST ADAMS-BALDWIN HILLS-LEIMERT GENERALIZED CIRCULATION



NOT TO SCALE

WEST ADAMS-BALDWIN HILLS-LEIMERT PLAN

The West Adams-Baldwin Hills-Leimert District Plan is part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

PURPOSES

USE OF THE PLAN

The purpose of the West Adams-Baldwin Hills-Leimert District Plan is to provide an official guide to the future development of the District for the City Council, the Mayor, the City Planning Commission; other concerned governmental agencies; residents, property owners, and businessmen of the District; and private organizations concerned with Planning Commission, the Plan provides a reference to be used in connection with their actions on various City development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the District, within the larger framework of the City; guide the development, betterment, and change of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.

The Plan proposes approximate locations and dimensions for land use. Development may vary slightly from the Plan provided the total acreage of each type of land use, land use intensities, and the physical relationships among the various land uses are not altered.

The Plan is not an official zone map, and while it is a guide it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different zones and land uses than may be desirable for many years.

This Plan is subject to review and amendment with five years, to reflect changes in circumstances.

OBJECTIVES OF THE PLAN

1. To coordinate the development of the West Adams-Baldwin Hills-Leimert District with that of other parts of the City of Los Angeles and the metropolitan area.
2. To encourage the preservation and enhancement of the varied and distinctive residential character of the West Adams-Baldwin Hills-Leimert District; to eliminate and prevent the spread of blight and deterioration; and to conserve, rehabilitate, and restore the various neighborhoods of the District.
3. To make provision for housing as is required to satisfy the varying needs and desires of all economic segments of the district, maximizing the opportunity for individual choice.
4. To make provision for housing as is required to satisfy the varying needs and desires of all economic segments of the District, maximizing the opportunity for individual choice.
5. To promote economic well-being, employment opportunities and public convenience through:
 - a. Allocating and distributing commercial lands for retail, service and office facilities in quantities and patterns based on accepted planning principles and standards.
 - b. Designating land for industrial development that can be so used without detriment to adjacent uses of other types, and imposing restrictions on the types and intensities of industrial uses as are necessary to achieve this purpose.
6. To provide a basis for the location and programming of public services and utilities and coordinate the phasing of public facilities with private development.
7. To make provision for a street system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.
8. To improve the aesthetic environment of the District through the development and application of appropriate design criteria.
9. To encourage the acquisition and preservation of open space.

POLICIES

The West Adams-Baldwin Hills-Leimert District Plan has been designed to accommodate the anticipated growth in population and employment of the District to the year 1990. The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for.

In accordance with the Concept of the General Plan, the Plan proposes the preservation of low density

single-family residential areas, the conservation of Open Space Lands, and the concentration of commercial and residential development into the Crenshaw Center, connected to other major Centers of the City by a rapid transit network.

The Plan proposes the annexation of the unincorporated areas of the County known as View Park, Windsor Hills, Baldwin Hills and Ladera Heights. The oil fields in the county area are designated as private open space and are proposed to become a Regional Park when the oil production has been completed.

LAND USE

Housing

Standards and Criteria: Property in residential zones permitting densities in excess of those designated on the Plan shall be reclassified to zones corresponding to the designated densities shown on this Plan.

Apartments should be soundproofed and be provided with adequate open space and usable recreation areas. In housing for the elderly, provision should be made for passive recreational facilities and other special features, such as ramps and resting areas.

Features:

The projected population of the District in 1990 is 173,500. The Plan provides a residential capacity of 249,083.

The Plan proposes that the low-density residential character of West Adams-Baldwin Hills-Leimert be preserved, and that single-family residential neighborhoods be protected from encroachment by other types of uses. In hillside areas all natural slopes not yet developed, and in excess of 15% should be restricted to the Minimum density housing category (0.5-1 Dwelling Units per gross acre).

Village Green, also known as Baldwin Hills Village, is bounded by Rodeo Road, Sycamore Avenue, Coliseum Street and Hauser Boulevard. The Plan proposes to retain the existing density and land use in this neighborhood and to prevent the encroachment of uses which would be detrimental to this development. Further, the Plan recommends that the Village Green be designated as a Cultural and Historical Monument.

Land uses, including housing densities, are shown on the Plan Map for the unincorporated Los Angeles County area in the Baldwin Hills.

The Plan encourages the rehabilitation and/or rebuilding

of deteriorated single-family areas for the same use. Single-family housing should be made available to all persons regardless of social, economic, and ethnic backgrounds. Additional low and moderate income housing is needed in all parts of the City.

	Dwelling	Persons		% Of		% Of
Residential	Unit Per	Per Gross	Gross	Resid.	Pop.	Pop.
<u>Density</u>	<u>Gross Acre*</u>	<u>Acre*</u>	<u>Acres*</u>	<u>Land</u>	<u>Capacity</u>	<u>Capacity</u>
Minimum	.5 to 1	0 to 4	71.5	1.1	194	--
Low	3+ to 7	12 to 20	3,005	46.9	54,661	22.0
Low Medium I	7+ to 12	20 to 30	453.5	7.1	15,117	6.2
Low Medium II	12+ to 24	30 to 70	1,787.1	27.9	94,494	39.0
Medium	24+ to 40	70 to 100	1,078.3	16.8	77,338	32.0
High Medium	40+ to 60	80 to 120	14.6	.2	1,979	0.8
TOTAL			6,410.0	100.0	243,783	100.0

*Gross Acres includes streets

Commerce

Standards and Criteria: The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 1990, as computed by the following standards:

- 0.6 acres per 1,000 residents for commercial uses for neighborhood or convenience type commercial areas;
- 0.2 acres per 1,000 residents for commercial uses for community shopping and business districts, including service uses and specialized commercial uses.

In general, off-street parking should be provided at a ratio of not less than two square feet for each square foot of commercial floor area for each Community, Neighborhood and Regional Commercial area as specified on the Plan Map and at a ratio of not less than one square foot for each square foot of floor area for Limited and Highway Oriented Commercial uses. Parking areas shall be located between commercial and residential uses, where appropriate, to provide a buffer and shall be separated from residential uses by means of at least a solid wall and/or landscaped setback.

Features:

The Plan provides for approximately 855 acres of commercial and related parking uses.

Crenshaw Center should be the focal point for growth. The Center should provide adequate parking on its periphery and internal public transportation facilities. Grade separated pedestrian ways are envisioned as a part of its ultimate development. Public parks and private open spaces and plazas should be provided. One or more child care facilities are also needed.

Industry

Standards and Criteria: Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations.

Parking for industrial lands should be provided at a ratio of one stall for each 350 square feet of gross floor area but not less than three stalls for each four employees on the main shift. Parking for warehouse or storage uses should be provided at a ratio of one stall for each 1,000 square feet of gross floor area but not less than one stall for each employee on the main shift. On-street parking should be prohibited in industrial areas. Off-street parking areas shall be located at the periphery of industrial sites to serve as buffers and shall be separated from adjacent private and public uses by at least a wall and/or landscaped setback.

Features:

The Plan designates approximately 524 acres of land for industrial uses. Most of this is located adjacent to Jefferson Boulevard in the vicinity of the Southern Pacific Railroad right-of-way and in the area west of La Cienega Boulevard between Jefferson Boulevard and the City of Culver City.

CIRCULATION:

Major transportation corridors serving other parts of the Los Angeles metropolitan area cross the West Adams-Baldwin Hills-Leimert District and thus the highways and streets of the District must accommodate both through traffic and traffic generated in the District. To accommodate the projected traffic, the circulation system proposed in the Plan must be supplemented by a greatly improved public transportation system and/or additional highways and freeways. Unless such increased transportation facilities are provided, acute traffic congestion may result in some parts of the District. Additional highways and freeways are not recommended in the Plan because such improvements would have a more adverse social and environ-

mental impact upon the District than the anticipated traffic congestion without the improvements.

Highway

Standards and Criteria: Highways and Local Streets shown on this Plan shall be developed in accordance with standards and criteria contained in the Highways and Freeways Element of the General Plan and the City's Standard Street Dimensions.

Design characteristics which provide street identity such as curves, changes in direction and topographical differences, should be emphasized by landscaping or other appropriate features.

Streets and highways should be designed and improved to be in harmony with adjacent development and to facilitate driver and passenger orientation.

The full residential, commercial and industrial densities and intensities proposed in the Plan are predicated upon the full development of the designated Major and Secondary Highways. No increase in zoning density shall be effected unless it is determined that the Local Streets and Major and Secondary Highways serving, and in the area of, the property involved are adequate to accommodate the traffic generated. Adequate highway improvements shall be assured prior to the approval of zoning permitting intensification of land use in order to avoid congestion and assure proper development.

Features:

Incorporated in the Plan is the Highways and Freeways Element of the Los Angeles General Plan. Collector Streets are shown to assist traffic flow toward Major and Secondary Highways.

Sixth Avenue from Pico Boulevard to Adams Boulevard; Seventh Avenue from Adams Boulevard to Rodeo Road; and Coliseum Street to Westside Avenue are designated as Collector Streets. This route replaces the former Ninth Avenue-Edgehill Drive-Tenth Avenue route. Also, Westside Avenue, from Coliseum Street to Leimert Boulevard; and Stocker Place and Eighth Avenue from Leimert Boulevard to 74th Street are designated as Collector Streets.

Crenshaw Boulevard from Pico Boulevard to 60th Street is upgraded from a Major Highway to a Principal Major Highway, with a minimum curb to curb roadway of 104 feet.

Buckingham Road and West Boulevard from Pico Boulevard to Martin Luther King Boulevard and designated as Collector Streets.

Hauser Boulevard from Pico Boulevard to Rodeo Road is designated as a Collector Street.

Eighteenth Street from Robertson Boulevard to Fairfax Boulevard is designated as a Collector Street.

Public Transportation

The Concept for the General Plan features a rapid transit system connecting major Centers. A transit station is proposed to be located in Crenshaw Center. A secondary transit system is proposed to link the residential, shopping, and office areas within the Center with peripheral parking areas and with the transit station. Improved but service is an immediate need, to provide more direct transportation capability for the various commercial and residential areas of this and other areas of the City.

Rapid transit lines, stations and modifications in the bus system should be reviewed by the Community.

Bikeways:

A system of bikeways is proposed to provide convenient access to schools and recreational areas.

SERVICE SYSTEMS

Standards and Criteria: The public facilities shown on this Plan are to be developed in accordance with standards for need, site area, design, and general location expressed in the Service-Systems Element of the General Plan. (See individual facility plans for specific standards). Such development shall be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities at all times.

Attention should be focused on maintaining the highest level of public facilities and services in order to maintain the quality of the District and prevent further deterioration.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the provision of adequate public service facilities, with reference to the standards contained in the General Plan. No increase in zoning density shall be effected unless it is determined that such facilities are adequate to serve the proposed development.

Neighborhood Parks: 1 acre per 1,000 residents; minimum site sizes of 5 acres; service radius of 1 mile; and

Community Parks: 1 acre per 1,000 residents; minimum site size of 15 acres; service radius of 3 miles. At all

times it will be necessary for portions of recreation sites to be used for public rights-of-way and easements.

Features:

The Plan designates a Regional Park in the Baldwin Hills area (most of which located in Los Angeles County and is proposed or annexation). Also, designated are the general locations of four new Community Parks and eight new Neighborhood Parks.

The Plan proposes a recreation and services facility. This multi-purpose community center should provide health information, recruitment office for volunteers and paid aides, adult and juvenile employment information, and social and recreational programs. These services should be supported, operated and sponsored by City, County, State and Federal agencies under joint powers agreements.

The Plan proposes the use of existing school facilities by the general public after hours and on weekends for recreational purposes.

The Plan proposes utilization of flood control and power line rights-of-way for open space purposes and/or hiking, bicycle, and equestrian trails where feasible.

PROGRAMS

These programs establish a framework for guiding development of the West Adams-Baldwin Hills-Leimert District in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.

I. PUBLIC IMPROVEMENTS

A. Circulation

To facilitate local traffic circulation, relieve congestion, and provide mobility for all citizens, the following actions should be undertaken:

1. Continued development of the highway and street system in conformance with this Plan.
2. Continued planning of improvements to the public transportation system for the District including:
 - a. Establishment of minibuses to and within the Crenshaw Center and expansion of such services to other areas where feasible.

- b. A demonstration program to evaluate subscription or "Dial-A-Ride" bus service in the area, and
 - c. Provision by the Southern California Rapid Transit District and the City of Los Angeles of more effective but services for the area including better routing, such as establishment of north-south and east-west routes, lower fares and free transfer privileges.
3. Strong efforts to bring about a system of bicycle trails.
 4. A vigorous and strong program to provide street lighting.

B. Housing

The quality of housing in the District is in need of selected improvement. To maintain good quality housing and upgrade deteriorating homes, the following actions should be considered:

1. Provision of low interest loans or grants for home improvements.
2. Federal rehabilitation programs, such as mortgage insurance and interest subsidies.
3. Modifications of the Building Code to permit construction of prefabricated, low cost single-family homes, with a demonstration program suggested in the St. Elmo Village area generally bounded by West Boulevard, Venice Boulevard, Washington Boulevard and La Brea Avenue.
4. Enforcement of Building code limitations on the number of people who may live in a given floor space or number of rooms.
5. Establishment of a multi-unit and rental housing information agency to maintain records and make recommendations on such housing to appropriate City agencies in the Plan area.
6. Opposition to construction of multi-unit public housing projects in the area.
7. Setting aside a percentage of new private multi-unit housing for low income families.
8. Changes to tax laws and practices in order to provide incentives for improved property maintenance.

C. Recreation

Acquisition, expansion, and improvement of needed local parks throughout the District and a Regional Park in Baldwin Hills should be accelerated.

The Recreation and Parks Department should initiate the review of existing services and facilities in the area and make needed modifications.

A program for financing and development of parks and recreational services in the District should be undertaken. The city should urge continuing efforts by County, State and Federal agencies to acquire vacant lands for public open space.

D. Other Public Facilities

The development of other public facilities such as fire stations, libraries, and schools should be sequenced and timed to provide a balance between land use and public services. The quality of educational programs provided by the Los Angeles City Unified School District should be studied and reinforced.

The fire station located at Crenshaw Boulevard and Slauson Avenue will be relocated to the vicinity of 54th Street and Arlington Avenue.

New power lines should be placed underground, and the program for undergrounding of existing lines should be continued and expanded where feasible.

Child care and nursery school services should be encouraged at appropriate elementary schools.

II.PRIVATE PARTICIPATION

Citizen groups are encouraged to undertake private actions for community improvements such as:

- A. Initiation by property owners and merchants of programs to increase off-street parking facilities serving adjacent shopping areas.
- B. Promoting street tree planting systems.
- C. Sponsoring clean-up and beautification programs to improve the general environment.
- D. Developing and maintaining "mini-parks"

III. PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legis-

lation are continually being reviewed and amended.

The following studies for amendments are suggested to aid in implementation of the Plan.

- A. Townhouse Zoning: Attached single-family housing, individually owned, which would provide greater economy of land utilization, single-family amenities within multi-family areas and be suitable for proposed Low-Medium density residential areas.
- B. Design: Requirement that all new and rebuilt public and private facilities observe improved site design standards.
- C. Signs: Strengthening of controls on billboards and other commercial signs.
- D. Buffer Strip Zoning: Separation of incompatible uses (particularly residential uses from industrial uses and freeways) by some form of buffering, preferably of a type which could also serve for recreational, parking, or other purposes.
- E. Industrial Park: Special regulations and requirements for industrial developments, including requirements for landscaped setbacks.
- F. Annexation: Straightening the City boundary and annexation of unincorporated islands and fringe areas which could most appropriately be planned and developed as part of the City.
- G. Grading: Possible amendments of the Zoning and/or Building Codes to limit the quantity of cut and fill grading in hillside and mountainous areas.
- H. Open Space Tax Relief: Inclusion in the City's Annual Legislative Program (submitted to the State Legislature) of a proposal for tax relief for privately owned lands planned for conservation and open space uses.

IV.ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- A. It is the intent of the City to initiate redesignation to zones appropriate to the Plan.
- B. Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone.

V.COMMUNITY WELFARE AND SAFETY

A. Employee Services

- 1. A major year-round program to provide jobs for juveniles should be established in the District, with governmental subsidies provided to cover the difference between what an employer can pay and the minimum wage.
- 2. On-the-job training programs for semi-skilled workers should be established.
- 3. Discrimination in hiring should be eliminated by means of full application of State and Federal fair employment practices legislation. The need for supplemental City programs to this end should be determined
- 4. Publicly sponsored child day care centers should be established where needed to facilitate the employment of working mothers, with fees to be based on ability to pay.

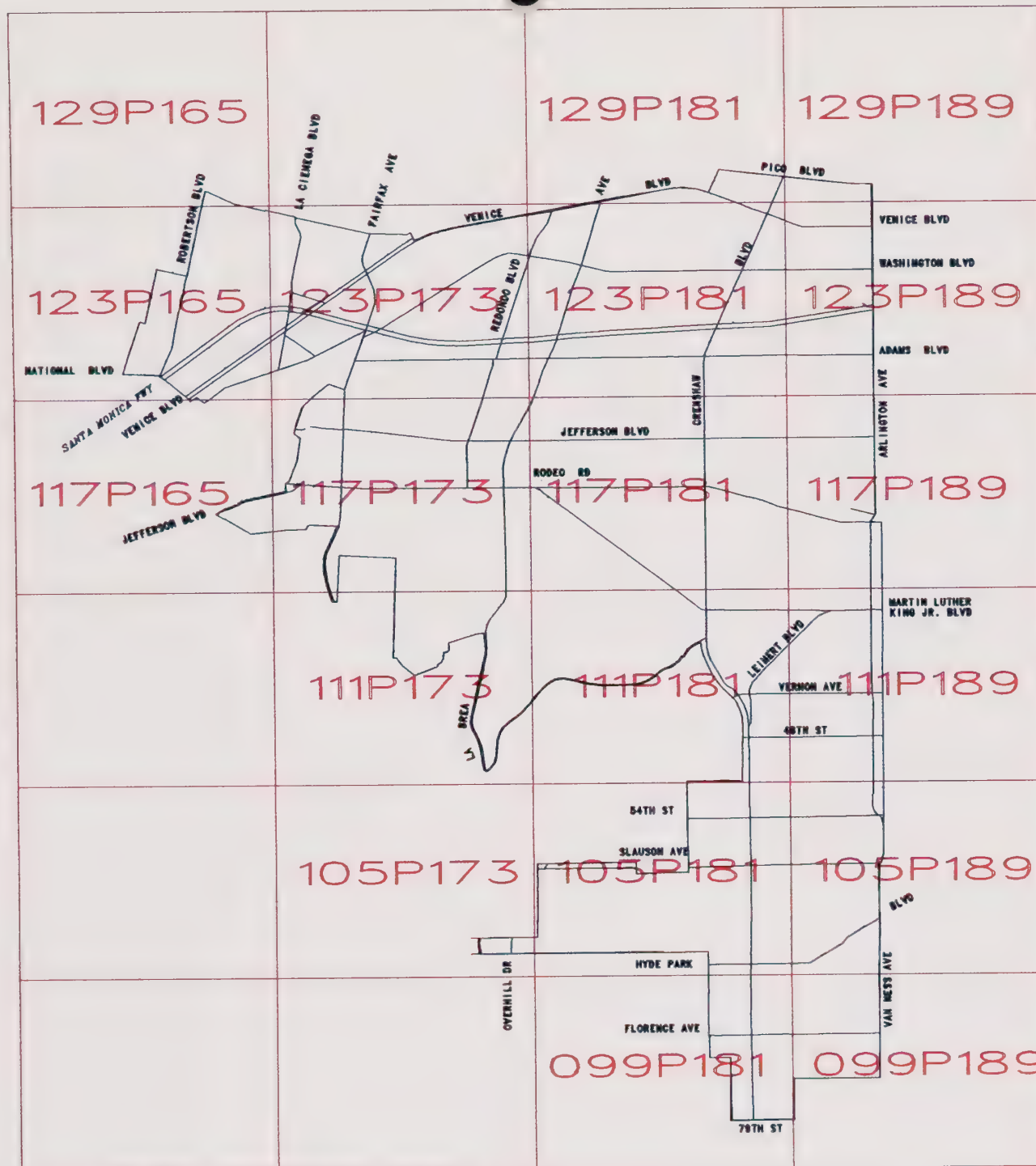
B. Police Service and Crime Prevention

- 1. The City should develop and enact enforceable ordinances to limit the density of businesses requiring Police Commission permits, such as night clubs, pool halls and massage parlors.
- 2. The City should advocate State legislation or administrative actions to enable municipalities to establish local limitations on the density of liquor licenses issued by the Alcoholic Beverage Commission.
- 3. A program should be established to increase citizen participation in the Team Policing Program and to promote greater two-way dialogue between citizens and policy-makers of the Police Department.
- 4. More effective legal and social procedures to cope with the severe juvenile crime problem in the District need to be established. Rehabilitation programs should focus on first and second time offenders, especially those who have committed petty crimes or misdemeanors. A balanced approach to the rehabilitation of such offenders is required, and should include: psychiatric evaluation and treatment; provision of employment opportunities; access to vocational training; and requirement for mandatory restitution of vocational training; a requirement for mandatory restitution of losses or repairs to damaged properties, to both citizens and government, or compensatory work where resti-

tution or repair is not feasible; detention in a suitable institution for a sufficient period of time to serve as a deterrent. Every effort must be made to provide a positive social environment for those offenders placed on probation. Repeated probation and return to community of habitual criminals must be avoided.

VI. FUTURE STUDIES

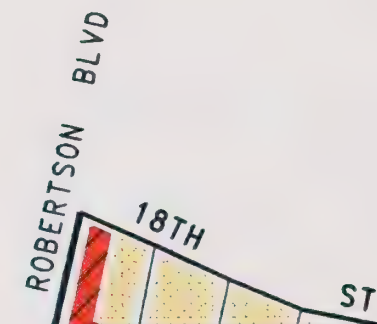
- A. A study and/or a Specific Plan for the apartment area generally bounded by Martin Luther King Boulevard, Marlton Avenue, and La Brea Avenues and Santo Tomas Drive. This study should include maintenance and rehabilitation of the area, and social programs directed toward employment, delinquency and crime. Application for funding of this study should be made under Title IV of the Housing and Community Development Act.
- B. A study and/or Specific Plan for Crenshaw Center, to determine and establish intensities and Building Code restrictions for this known high risk earthquake area.
- C. A study and/or Specific Plan for the hillside area generally bounded by the City of Culver City on the west, Slauson Avenue on the south, Angeles Vista Boulevard and Crenshaw Boulevard on the east, and Rodeo Road on the north. This study should emphasize controls upon the overall population density for hilly areas, site design standards and criteria for hillside development, and the possible location of a multi-purpose Regional Park.
- D. A study and/or Specific Plan for business development undertaken in cooperation with local chambers of commerce, businessmen and other interested community groups to determine what new businesses are needed and are economically viable; what modification in existing business and services are possible; and what approaches to the redevelopment of the deteriorating business areas are needed. This study should include means of attracting private and public funds for the construction of new, attractive business, commercial and cultural facilities, such as malls, shops, theaters and restaurants, and should include a proposal for the establishment of a permanent organization to publicize and evaluate business services and conditions.
- E. A study to determine the feasibility of upgrading La Brea Avenue from a Major Highway to a Principal Major Highway which would increase its traffic carrying capacity by two moving lanes.



WEST ADAMS-BALDWIN HILLS-LEIMERT
INDEX MAP

WEST LOS ANGELES
PLAN

WILSHIRE
PLAN



WILSHIRE
PLAN

LA BREA AVE

VENICE

RIMPAU BLVD

WEST BLVD

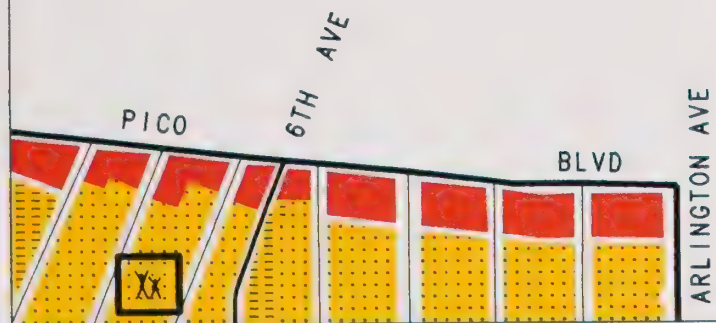
PICO

BLVD

BLVD

CRENSHAW
BLVD

SEE MAP 129P181

WILSHIRE
PLANSOUTH CENTRAL LOS ANGELES
PLAN

WEST LOS ANGELES PLAN

PALMS-
MAR VISTA-DEL REY
PLAN

CITY OF
CULVER CITY

SEE MAP 123P173

123-165

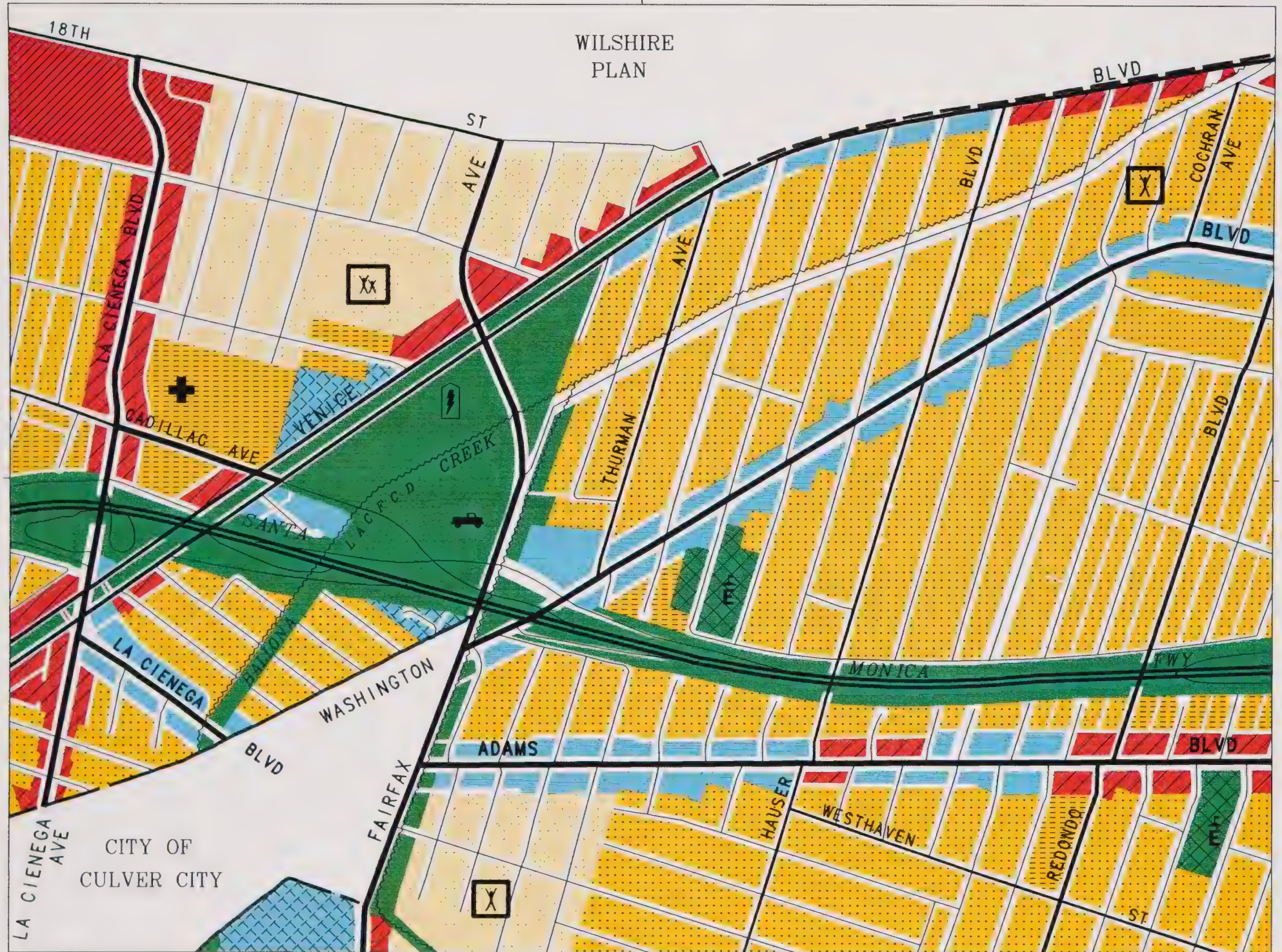
SEE MAP 117P165

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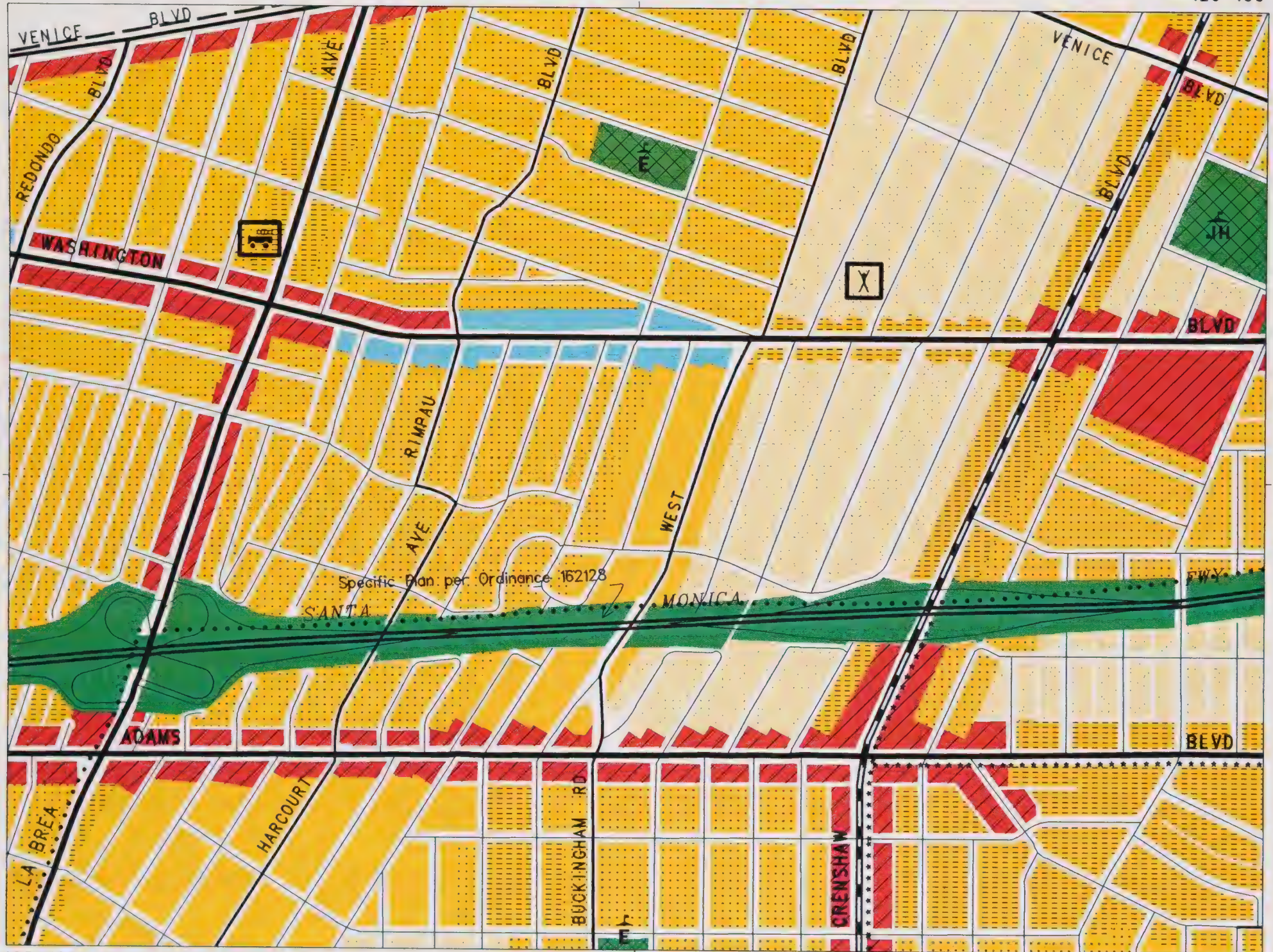
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SEE MAP 123P165

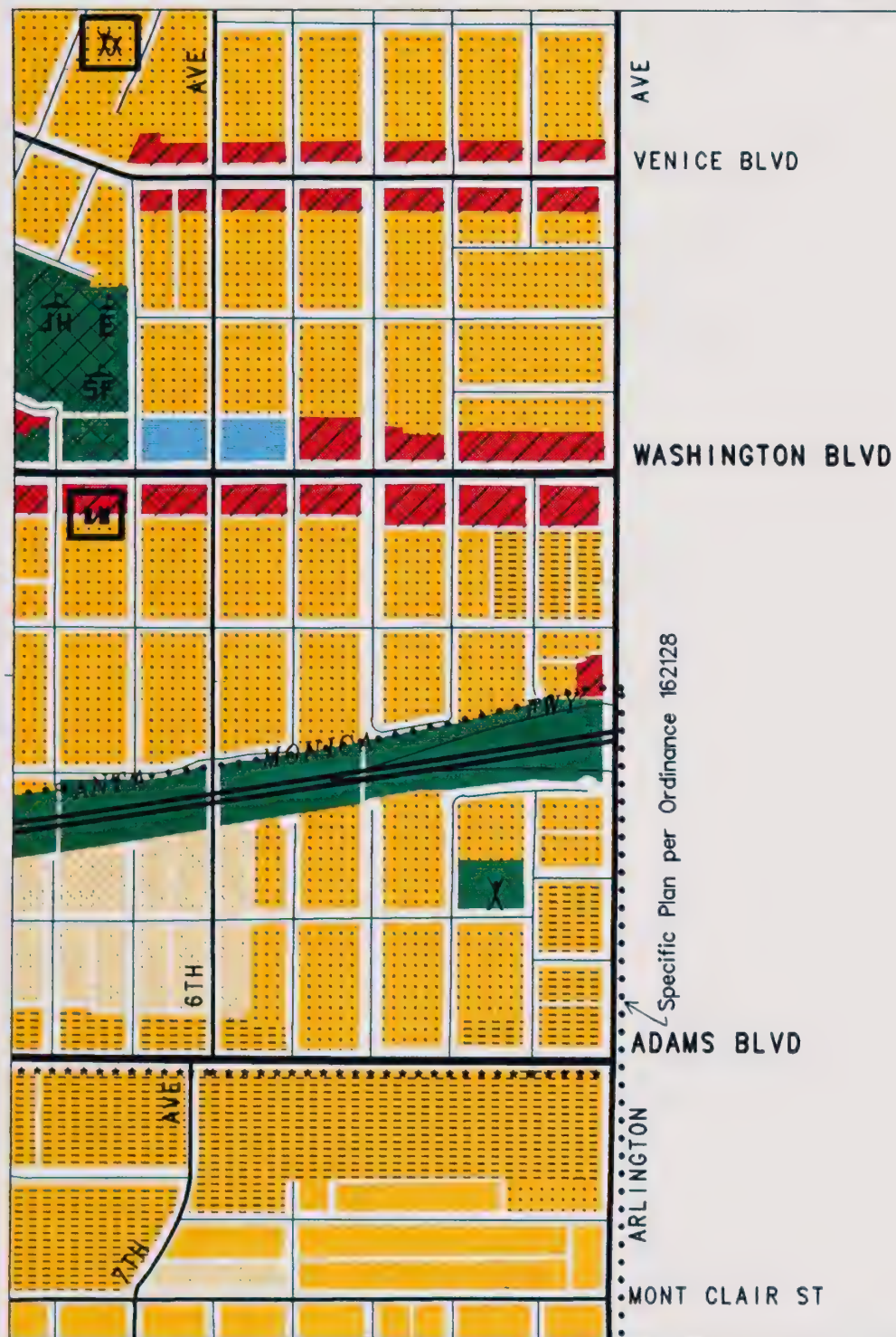
SEE MAP 123P181



SEE MAP 123P173



SEE MAP 123P189



SOUTH
CENTRAL
LOS ANGELES
PLAN

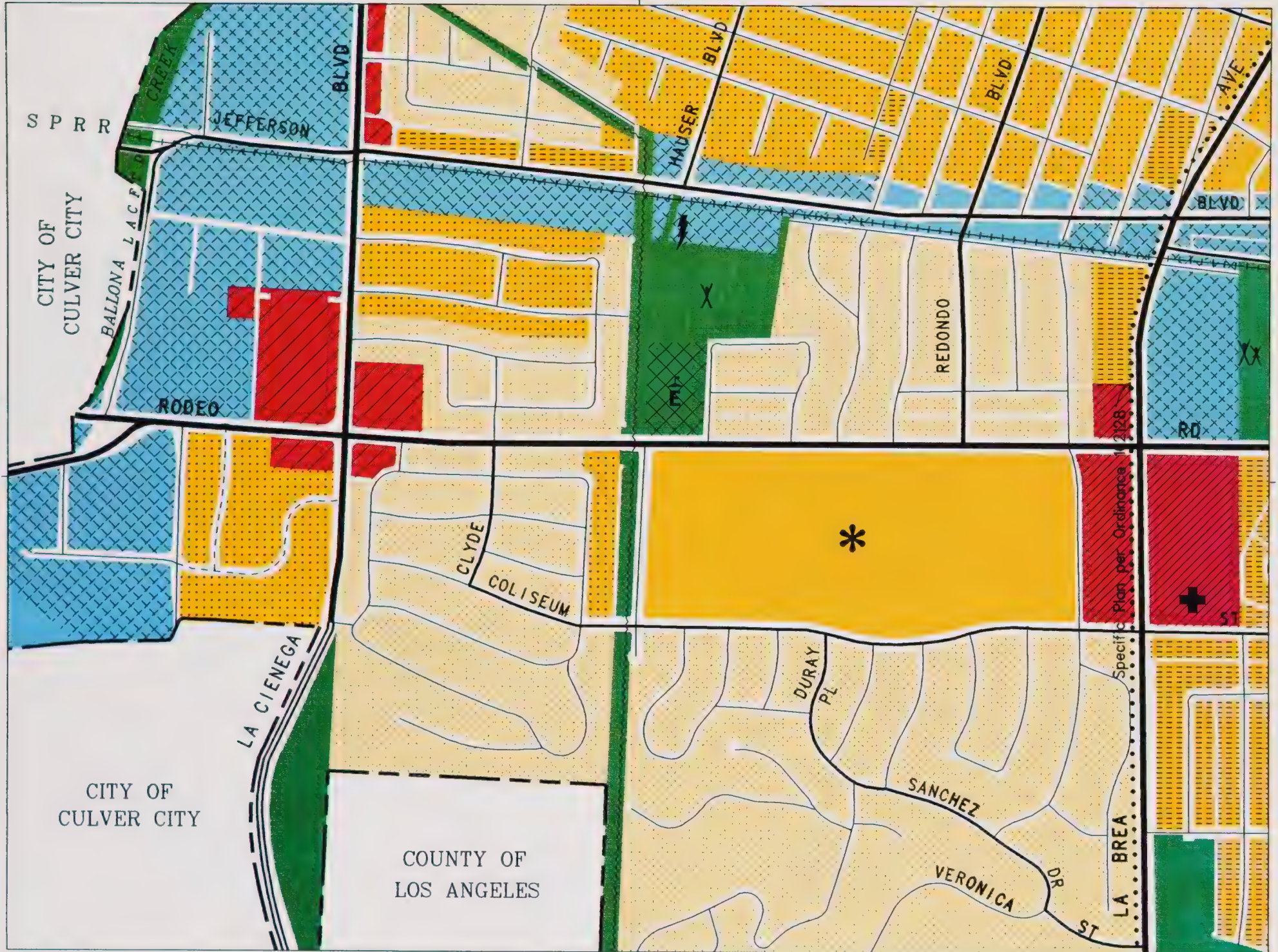
CITY OF
CULVER CITY

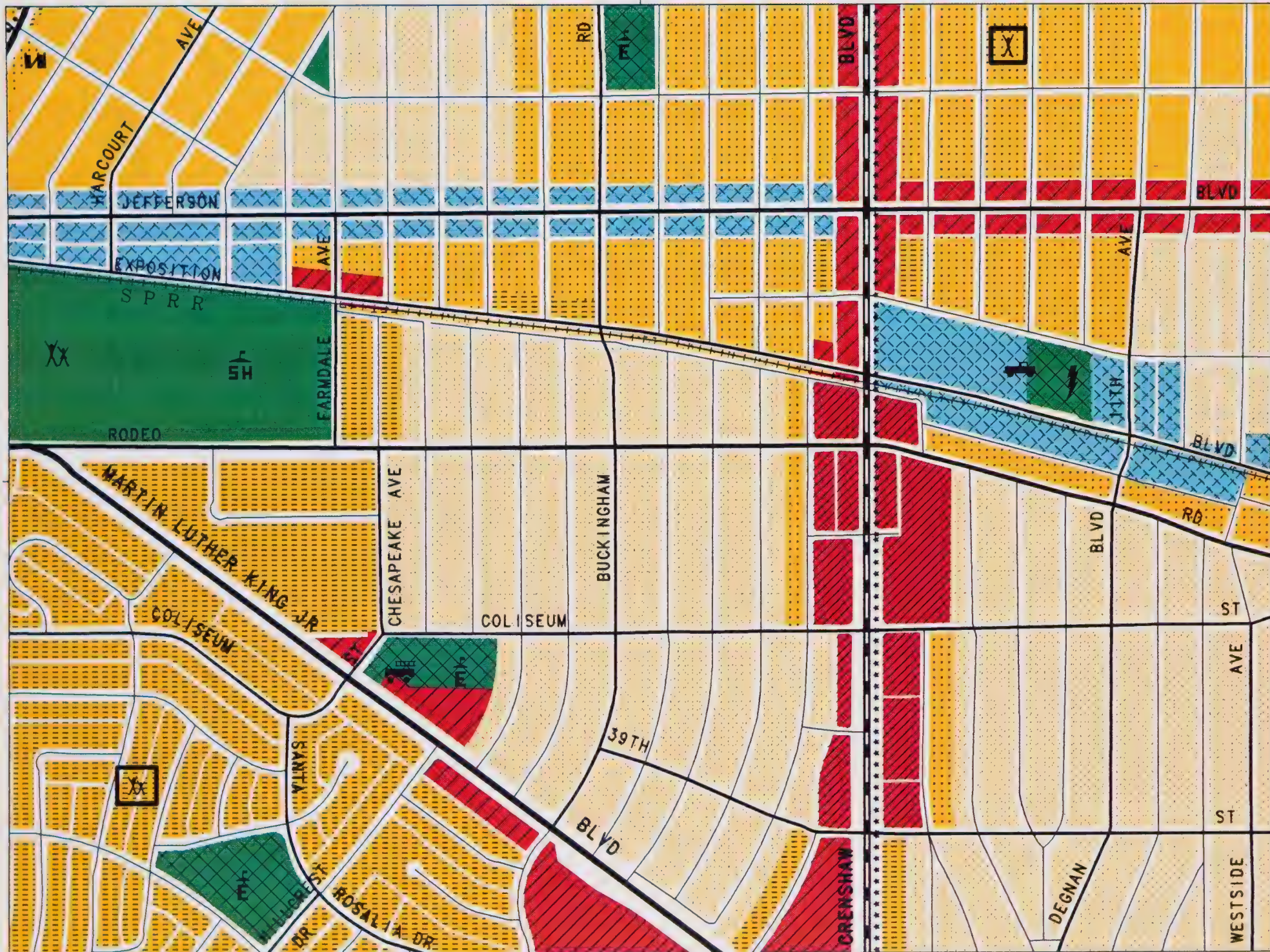
JEFFERSON BLVD

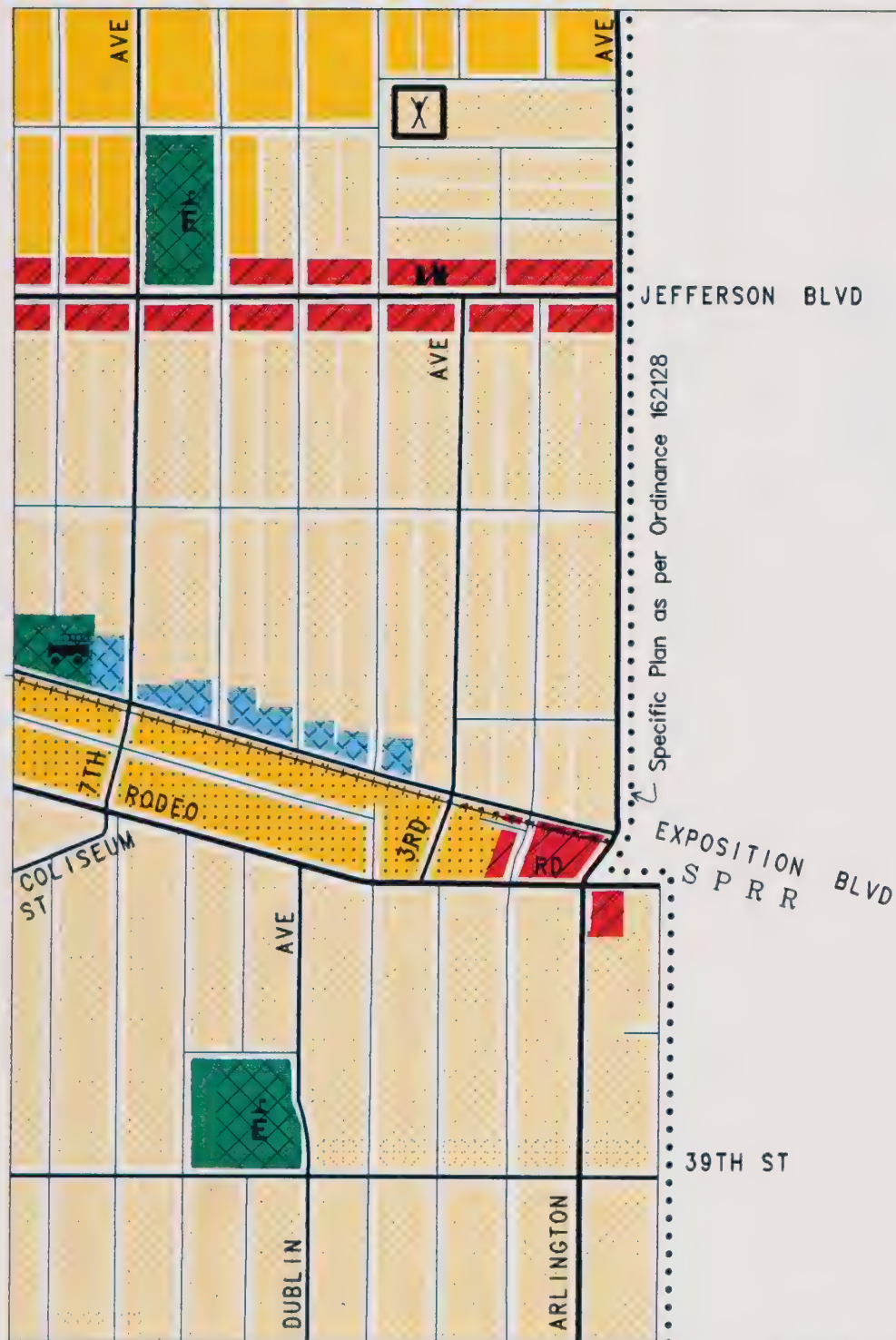
SEE MAP 117-173

SEE MAP 117P165

SEE MAP 117P181







SOUTH
CENTRAL
LOS ANGELES
PLAN

CITY OF
CULVER CITY

LA CIENEGA BLVD

BALDWIN HILLS
RESERVOIR
(Abandoned)

COUNTY OF
LOS ANGELES

Specific Plan per Ordinance 162128

LA BREA

FELIPE
DR

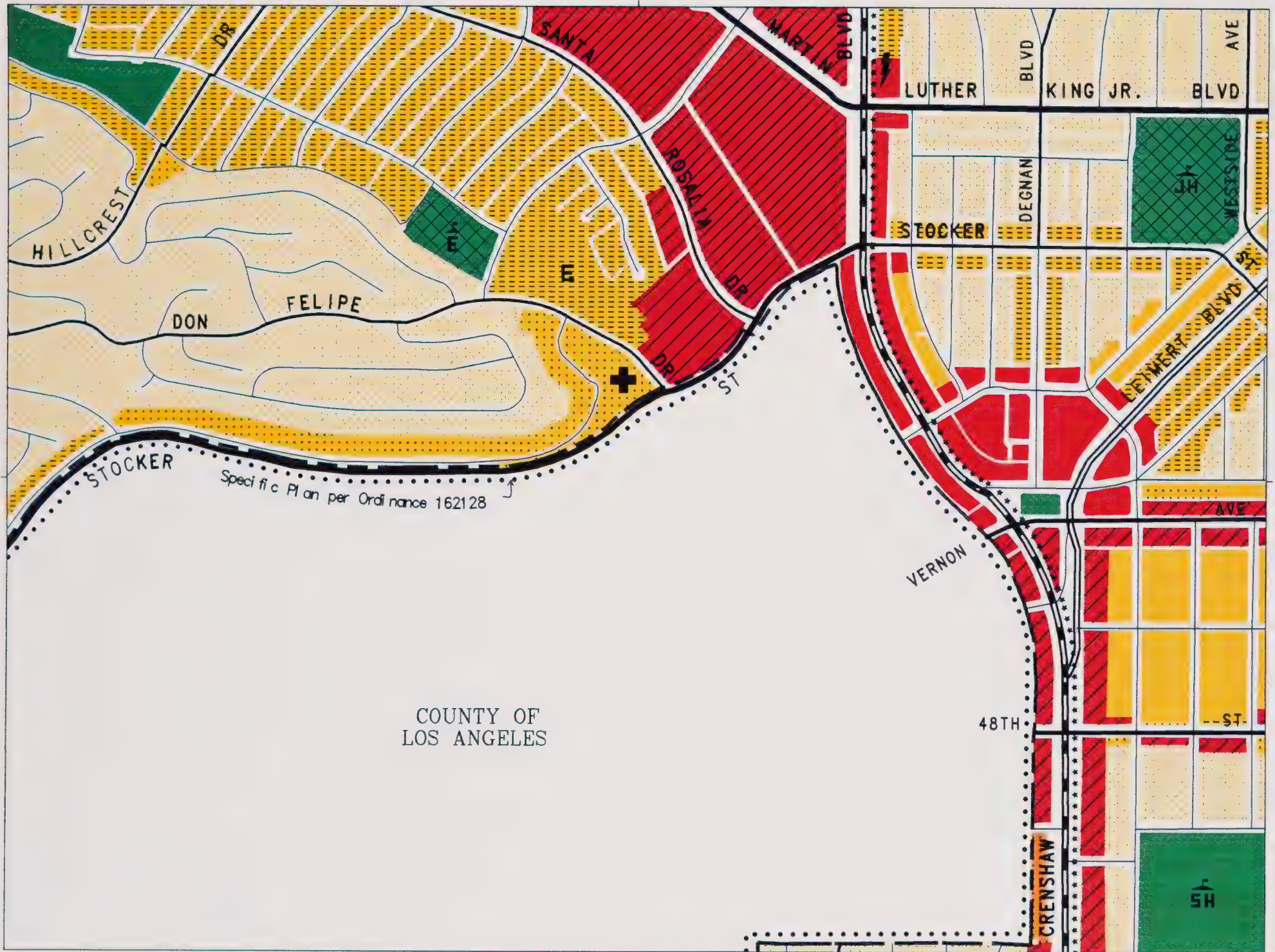
DON MIGUEL
DR

DON LORENZO
DR

ST

STOCKER

SEE MAP 111P181



SEE MAP 111P173

SEE MAP 111P189

COUNTY OF
LOS ANGELES



MARTIN LUTHER KING JR. BLVD

Ordinance 162128

42ND ST

VERNON AVE

48TH ST

Specific Plan as per

ARLINGTON

4TH

SOUTH
CENTRAL
LOS ANGELES
PLAN

COUNTY OF
LOS ANGELES

WESTCHESTER - PLAYA DEL REY
PLAN

STATE TRANSPORTATION
CORRIDOR REQUIRING FURTHER
STUDY

COUNTY OF
LOS ANGELES

OVERHILL DR

AVE

LA BREA

Specific Plan per
Ordinance 162128

CITY OF INGLEWOOD

COUNTY OF
LOS ANGELES

54TH ST

BLVD

BLVD

SH

Specific Plan per Ordinance 162128

AVE

SLAUSON

AVE

60TH

ST

WEST

CRENSHAW

Specific Plan per Ordinance 162128

ALVISO

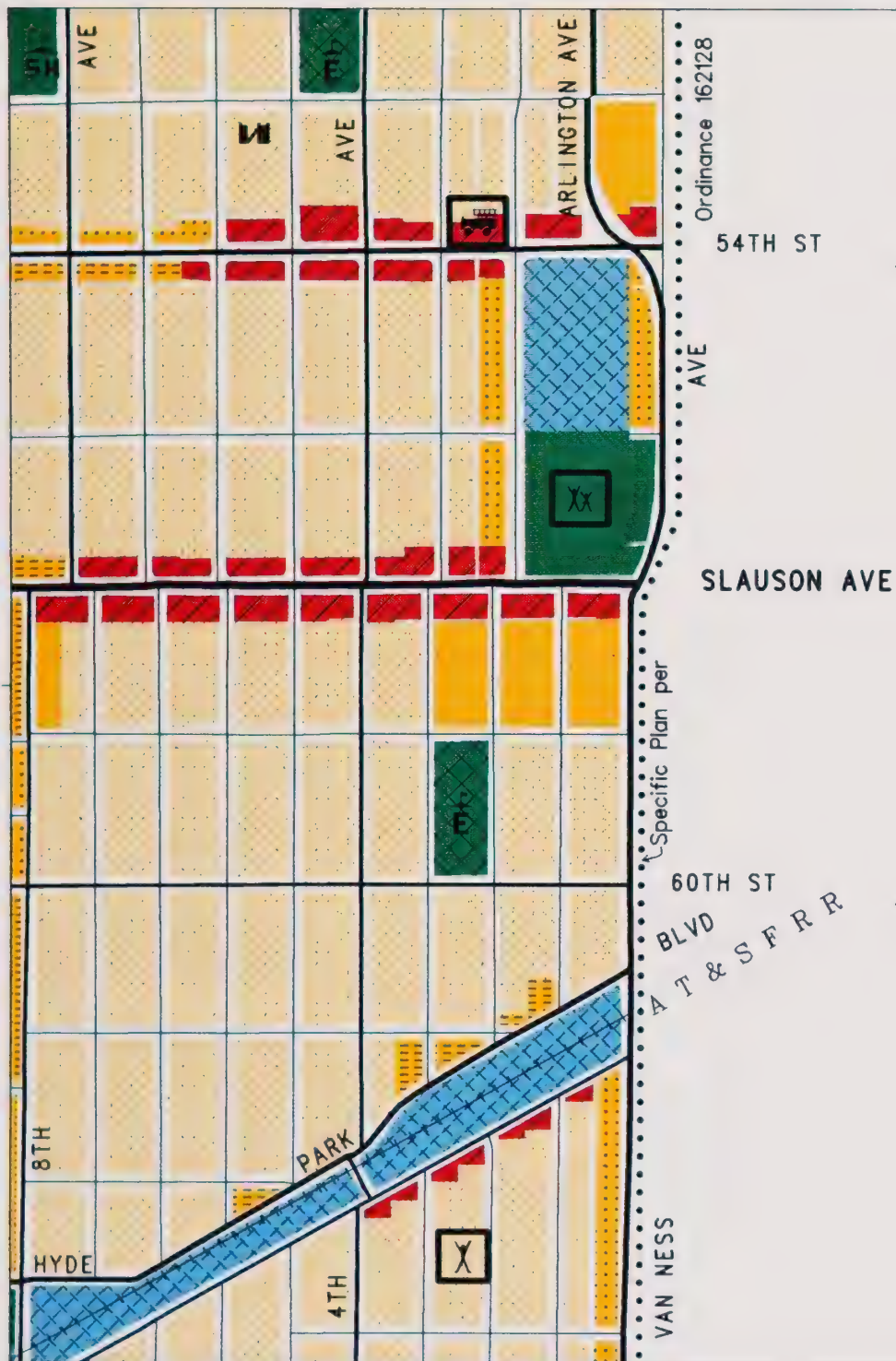
HYDE PARK BLVD

CITY OF
INGLEWOOD

SEE MAP 105P173

SEE MAP 105P189

SEE MAP 105P181



STATE TRANSPORTATION
CORRIDOR
REQUIRING FURTHER
STUDY

SOUTH
CENTRAL
LOS ANGELES
PLAN

CITY OF
INGLEWOOD

FLORENCE AVE

67TH ST

Ordinance 162128

WEST

76TH ST

Specific Plan per

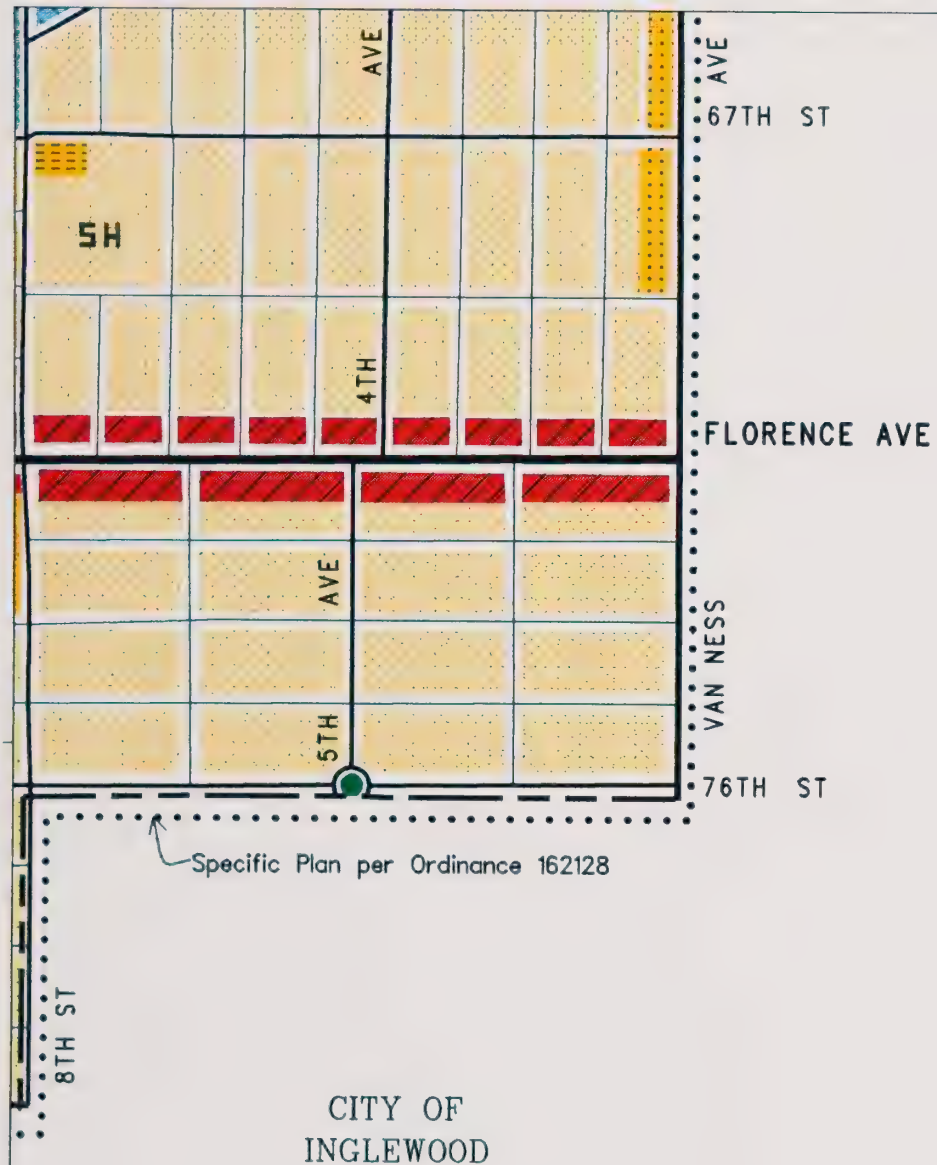
79TH ST

CRENSHAW
BLVD

CITY OF
INGLEWOOD

SEE MAP 099P189

SEE MAP 099P181



SOUTH
CENTRAL
LOS ANGELES
PLAN

FOOTNOTES

1. Height District No. 1.
2. Boxed symbol denotes the general location of a proposed public facility. It does not designate any specific private property for acquisition. Such facility may appropriately be located within an area defined by the locational and service radius standards contained in the individual facility plans comprising the Service Systems Element of the General Plan.
3. RD6 Zone permits apartments and attached housing.
4. Gross acreage includes streets.
5. Industrial areas are intended to be limited to three stories or 45 feet in height.
6. Calculations do not include county territory included in plan.
7. Open Space designations on the Plan Map conform to the definition of "Open Space" set forth in Article 10.5 of the State of California government code and to the City's Open Space Plan.
8. Lands designated as privately owned Open Space are considered to be in the Minimum density residential category.
9. When the use of property designated as "Open Space" (e.g. recreation, environmental protection) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
10. When the use of property designated as "Public/Quasi-Public Use" (e.g. school, university, hospital, major institutions) is proposed for a use other than that which has deemed to be approved per LAMC 12.24-F, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the intent and objectives of the proposed use is consistent with the intent and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning or other restriction of adjacent and surrounding properties, and consistent with the General Plan.
11. Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
12. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (L A M C) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan footnotes or other Plan map or text notations. Zones established in the L A M C subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan, that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

LAND USE

RESIDENTIAL¹

LOW DENSITY



MINIMUM

CORRESPONDING ZONES

A1,RE40,A2



LOW

R1,RD6³

MULTIPLE FAMILY



LOW MEDIUM I

CORRESPONDING ZONES

R2,RD3,RD4, RD5



LOW MEDIUM II

RD2,RD1.5



MEDIUM

R3



HIGH MEDIUM

R4

COMMERCIAL¹



HIGHWAY ORIENTED

C1,C2,CR,P



NEIGHBORHOOD AND OFFICE

C1,C2,CR, C4,P



COMMUNITY

C2,C4,CR, P,PB



REGIONAL CENTER

C2,C4,P,PB

INDUSTRIAL^{1,5}



COMMERCIAL MANUFACTURING

CM,P



LIMITED

M1,MR1,P

OPEN SPACE, PUBLIC/ QUASI-PUBLIC



OPEN SPACE^{7,8,9}



PUBLIC/QUASI-PUBLIC¹⁰

CIRCULATION



Freeway



Principal Major Highway



Scenic Principal Major Highway



Divided Major Highway



Major Highway



Scenic Major Highway



Secondary Highway



Collector Street



Scenic Collector Street



Local Street



Bikeway



Railroad

ADMINISTRATIVE BOUNDARY



Community Boundary



City Boundary

SPECIAL BOUNDARY



Specific Plan

SERVICE SYSTEMS²

RECREATIONAL SITES



Neighborhood Park



Community Park



Regional Park

SERVICE SYSTEMS²

SCHOOL SITES



Elementary School



Junior High School



Senior High School



Special Facility



Community College



Private Schools

OTHER FACILITIES



Health Center



Community Library



Cultural / Historical Center



Fire Station



Power Distributing Station



Power Receiving Station



Maintenance Yard

NOTES:



Proposed²



SUMMARY OF LAND USE

LAND USE

Density

Dwelling Units Corresponding Per Gross Acre Zones

RESIDENTIAL¹

Minimum	.5 to 1	A1,A2,RE40	Single Family Residential			
			Total Acres	3,076.5		
Low	3+ to 7	R1,RD6 ³	% of Total Area	37.1		
			Dwelling Unit Capacity	15,382		
Low Medium I	7+ to 12	R2,RD3,RD4, RD5	Population Capacity	54,855	Total Residential	
					Total Acres	6,410.1
Low Medium II	12+ to 24	RD1.5,RD2	Multiple Family Residential		% of Total Area	77.3
			Total Acres	3,333.7	Dwelling Unit Capacity	112,059
Medium	24+ to 40	R3	% of Total Area	40.2	Population Capacity	243,783
			Dwelling Unit Capacity	96,677		
High Medium	40+ to 60	R4	Population Capacity	188,928		

COMMERCIAL¹

Highway Oriented	CR,C1,C2,P	Total Acres	623	Total Commercial	
		% of Total Area	7.5	Total Acres	852.3
Neighborhood and Office	CR,C1,C2,C4,P	Total Acres	49.1	% of Total Area	10.3
		% of Total Area	0.6		
Community	CR,C4,C2,P,PB	Total Acres	89.8		
		% of Total Area	1.1		
Regional	C4,C2,P,PB	Total Acres	93.5		
		% of Total Area	1.2		

INDUSTRIAL^{1,5}

Commercial Manufacturing	CM,P	Total Acres	95.5	Total Industrial	
		% of Total Area	1.2	Total Acres	524.6
Limited	MR1,M1,P	Total Acres	429.1	% of Total Area	6.4
		% of Total Area	5.2		

OPEN SPACE^{7,8,9,10}

Open Space				Total Open Space	
				Total Acres	492.8
				% of Total Area	6.0

TOTAL ACRES	8,283
% OF TOTAL ACRES	100

West Adams-Baldwin Hills-Leimert Plan

B. South Central Alcohol Specific Plan

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

PART 1

SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162,218
EFFECTIVE MAY 4, 1987

SUMMARY OF PROVISIONS

1. Rationale for Specific Plan: "Whereas, there is an usually large number of establishments dispensing alcoholic beverages for off-site consumption (whole) appears to directly constitute to numerous peace, health safety and several welfare problems in the area, involving loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstruction, as well as traffic circulation parking and noise problems on public streets and neighborhood lots... (which) creates serious impacts on the health, safety and welfare of residents of nearly single-and multiple-family areas; involving fear for the safety of their children and of visitors to the area as well as constituting to deterioration of their neighbor hods and concomitant declaration of their property and destruction of their community values and quality of life:..
2. Geographic Area: The Specific Plan covers the South/Central portion of the city bounded the Santa Monica Freeway on the North, the city boundary on the east, Artesia Boulevard on the South and the City boundary and La Brea Avenue on the west.
3. Affected Communities: The Specific Plan covers all or portions of four community plan areas: West Adams, South and Harbor Gateway.
4. Conditional Use Requirement: The specific Plan requires approval by conditional use permit for an establishment selling alcoholic beverages, including beer and wine, for off-site consummation.
5. Procedure: The Planning Commission may approve requests for a conditional use permit with appeal (permitted to the City Council. All council members within the Specific Plan area shall be notified of each application.
6. Required Findings:
 - A. Whether the proposed use will adversely affect the welfare of area residents or will result in an undue concentration in the area of establishments dispensing alcoholic beverages.
 - B. Whether the proposed use will detrimentally affect nearly residentially zoned communities in the Area after giving consideration to the distance of the proposed use from the following:
 1. residential buildings
2. churches, schools, hospitals, public playgrounds and other civilian uses; and
3. other establishments dispensing alcoholic beverages; including beer and wine.
7. Existing Uses: Existing establishments dispensing alcoholic beverages for off-site consumption may not be continued or re-established without a conditional use permit if any of the following occur after the effective date of this ordinance:
 - A. The establishment changes its type of retail liquor license.
 - B. The operation of the establishment is abandoned or discontinued, including suspension of licenses; or
 - C. There is a substantial change in the mode on character of operation of the establishment.
8. Additional Authority: The Planning Commission may require the modification discontinuance, or revocation of any conditional use granted under this Specific Plan.
9. Applicability of Interim Specific Plan Ordinance: The provisions of the Interim Specific Plan Ordinance (No. 158,820), which expired on April 30, 1987, shall be considered as remaining in full force and effect after the expiration date for the purpose of initiating, maintaining or defending any administrative civil or criminal proceedings which may have arisen from Interim Ordinance.
10. Applicability of Zoning Code: The regulations of this ordinance are in addition to those of Chapter 1 of the Los Angeles Municipal Code and do not contain any or procedures not contained in Chapter 1.
11. Severability: If any provisions of this ordinance if found to be unconstitutional by any court, the remaining provisions shall not be affected and shall remain in effect.

PART 2

SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162,218
EFFECTIVE MAY 4, 1987

SUBJECT INDEX

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Beer	4-1, 2
Churches	4-2
City Council	4-1, 2
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SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162.218
EFFECTIVE MAY 4, 1987

ANNOTATED TABLE OF CONTENTS

PROVISION	HIGHLIGHTS	SECTION	PROVISIONS	HIGHLIGHTS	SECTION
Conditional Use Approval	Conditional Use approval needed for new establishments selling alcoholic beverages for off-site consumption.	2	Interim Specific Plan Ordinance	The provisions of the Interim Specific Plan ordinance shall remain in effect for initiating maintaining and defending civil or criminal proceedings.	6
Procedures	Planning Commission and City Council, on appeal, may approve establishments selling alcoholic beverages for off-site consumption.	3A	Applicability of Zoning	The regulations in this ordinance are in addition to those in the zoning code.	7
Required Findings	Effect on welfare of area residents and undo concentration of establishments in the area.	3B	Severability	If any portions of this ordinance is declared unconstitutional, the remaining portions shall remain in effect.	8
	Consideration to be given to distance of new establishment from: (1) residential buildings, (2) churches, schools, hospitals, public playgrounds and other similar uses and (3) other establishments selling alcoholic beverages.				
Existing Uses	Conditional use approval need to re-establish an establishment selling alcoholic beverages if: (1) a change in the type of retail liquor license, (2) the operation of the establishment is abandoned or discontinued, including license suspensions and (3) there is substantial change in the mode or character of operation.	4			
Commission Additional Authority	The Commission may require the modification, discontinuances or revocation of any conditional use approval for an establishment selling alcoholic beverages.	5			
	Conditional use approvals granted pursuant to the Interim Specific Plan Ordinance shall remain in effect.				

SPECIFIC PLAN FOR CONDITIONAL USE
APPROVAL FOR ESTABLISHMENTS
FOR THE SALE OF ALCOHOL WHICH
ARE GENERALLY LOCATED
IN THE SOUTH CENTRAL AREA OF THE CITY
Ordinance No. 162,218 (Eff. 5/4/87)

An ordinance establishing a specific plan for the regulation of establishments dispensing, for sale or other consideration, alcoholic beverages for off-site consumption, and generally located in the South Central Area of the City of Los Angeles.

WHEREAS, there is an unusually large number of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption, generally located in the South Central Area of the City of Los Angeles, including portions of the South Central Los Angeles, Southeast Los Angeles and West Adams District Plan Areas (hereinafter "Area"); and

WHEREAS, the existence of this inordinate number of establishments appears to directly contribute to numerous peace, health, safety and general welfare problems in the Area, including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots; and

WHEREAS, the existence of such problems creates serious impacts on the health, safety and welfare of residents of nearby single and multiple-family areas; including fear for the safety of their children and of visitors to the Area, as well as contributing to the deterioration of their neighborhoods, and concomitant devaluation of their property and destruction of their community values and quality of life; and

WHEREAS, the district plans for this Area provide for a commitment by "the City to the redirection of its energies toward the improvement and upgrading of declining areas of Los Angeles in general and the South Central Los Angeles District in particular" and an intent to "...encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live in the district...contribute to a healthful and pleasant environment; balance growth with stability... and promote a social-economic climate which will result in stable and desirable neighborhoods for the residents..."; and

WHEREAS, on May 28, 1983, the City Council adopted a motion which requested the Police, Fire and Public Safety Committee to investigate the problems associated with liquor store outlets in the Area and, pursuant to such request, the Working Group on Liquor Store Outlets has held regular meetings and has focused attention on ways to eliminate these problems on and about the premises of liquor outlets in the Area and has prepared a draft report of recommendations for the review of the Police, Fire and Public Safety Committee of the City Council; and

WHEREAS, The Working Group on Liquor Outlets has compiled information which indicates serious problems in this Area and provides the substantive information for the imposition of a permanent control measure to prohibit the introduction of any additional establishments or any expansion or changes in the mode or character of operation of such existing establishments within the Area unless new or expanded establishments have first been thoroughly reviewed by the City through a conditional use process; and

WHEREAS, on September 6, 1983, the City Council, being aware of the serious concerns raised by such establishments in the Area and desiring to prevent any worsening of such situation and any further such intrusions into such neighborhoods, requested the City Attorney, with the assistance of the Department of City Planning, "to prepare and present an appropriate ordinance establishing a conditional use process governing off-site liquor outlets, with the goal of inhibiting or reversing the proliferation of such outlets in heavily impacted areas of the City"; and

WHEREAS, the City Council, being aware of the serious concerns raised by the number of such establishments in the area and desiring to prevent any worsening of such neighborhood conditions, adopted a two-year interim Specific Plan Ordinance (Ordinance No. 158,820) on March 27, 1984, which established a process of conditional use approval for establishments seeking licensing for the sale of alcoholic beverages for an off-site consumption in the South Central Area; and

WHEREAS, the operative period of Interim Specific Plan was extended by resolution of the City Council on April 30, 1986 for one year, and will expire on April 30, 1987; and

WHEREAS, it is desirous that existing liquor outlets continue to be subject to regulatory control;

NOW THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF A SPECIFIC PLAN
FOR CONDITIONAL USE APPROVAL FOR SALE OF
ALCOHOLIC BEVERAGES

The City Council hereby establishes a Specific Plan for conditional use approval for establishments dispensing for sale or other consideration alcoholic beverages, including beer and wine, for off-site consumption, which are located in the area of the City shown on the map below within dotted black lines (hereinafter the "Area");

Section 2. CONDITIONAL USE APPROVAL
REGULATION

Beginning on the effective date of this ordinance, no person shall establish in the Area an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption, without first obtaining conditional use approval from the City of Los Angeles as set forth herein.

Section 3. PROCEDURES

A. The City Planning Commission, and the City Council on appeal, shall have authority to approve the use of a lot in the Area for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption. In granting a conditional use approval, the City Planning Commission, and the City Council on appeal, shall follow the procedures set forth in Section 12.24 of the Los Angeles Municipal Code.

B. In making the findings required pursuant to Section 12.24-B of the Los Angeles Municipal Code, the City Planning Commission, or the City Council on appeal, shall consider whether the proposed use will adversely affect the welfare of area residents or will result in an undue concentration, alcoholic beverages, including beer and wine. The City Planning Commission, or City Council on appeal, shall also consider whether the proposed use will detrimentally affect nearby residentially zoned communities in the Area after giving consideration to the distance of the proposed use from the following:

1. residential buildings;
2. churches, schools, hospitals, public playgrounds and other similar uses; and
3. other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

C. Whenever an application for a conditional use has been filed pursuant to this ordinance, the City Planning Commission shall give notice of this fact forthwith to the City Council members whose districts including portions of the Area for their information.

Section 4. EXISTING USES

The use of a lot for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption may not be continued or re-established without conditional use approval granted in accordance with the provisions of this ordinance, if any of the following occur after the effective date of this ordinance.

A. The establishment changes its type of retail liquor license within a license classification; or

B. The operation of the establishment is abandoned or discontinued, including the case where the license for such operation is suspended; or

C. There is substantial change in the mode or character of operation of the establishment.

Section 5. ADDITIONAL AUTHORITY

For any conditional use, granted in accordance with the provisions of this ordinance or any existing use subject to this ordinance, and notwithstanding any provision of the Los Angeles Municipal Code to the contrary:

The City Planning Commission may require the modification, discontinuance, or revocation of any such

conditional use or existing use in accordance with the procedures and standards set forth in Section 12.24-J of the Los Angeles Municipal Code.

Further, any conditional use approval granted pursuant to the Interim Specific Plan Ordinance (Ordinance No. 158,820) shall continue in full force and effect and shall be subject to the provisions of Section 12.24-J and this ordinance.

Section 6. APPLICABILITY OF INTERIM SPECIFIC PLAN ORDINANCE NO. 158,820

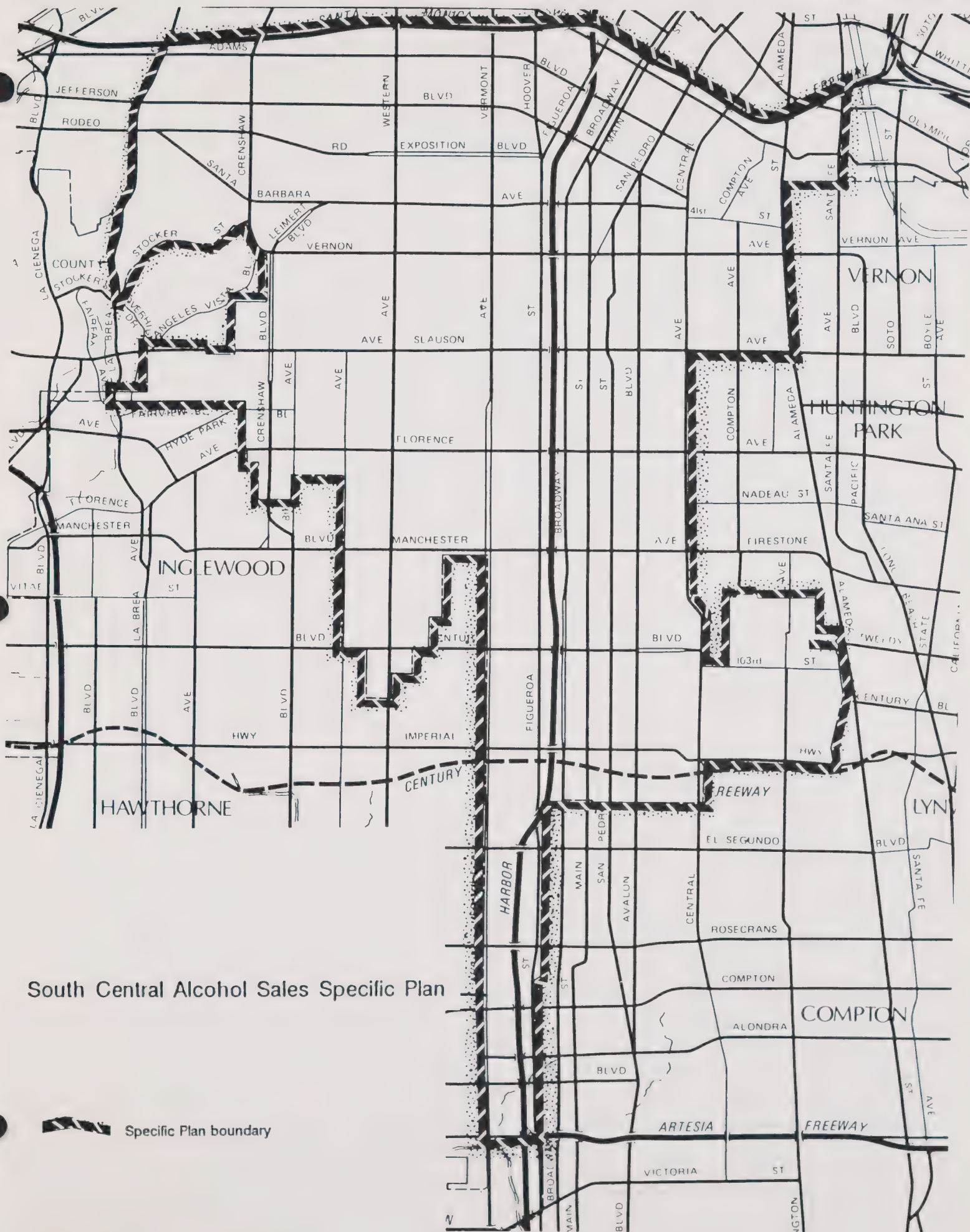
The conditional use regulations set forth in Section 2 of the Interim Specific Plan Ordinance (Ordinance No. 158,820) will expire on April 30, 1987. However, all provisions of the Interim Specific Plan Ordinance, including the conditional use regulations, shall be considered as remaining in full force and effect thereafter for the purpose of initiating, maintaining or defending any administrative, civil or criminal proceeding with respect to any right, liability or offense that may have arisen pursuant to the provisions of that ordinance.

Section 7. APPLICABILITY OF THE ZONING CODE

The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and do not contain any rights not otherwise granted under the provisions and procedures contained in said chapter.

Section 8. SEVERABILITY

If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.



Part 5

SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162,218
EFFECTIVE MAY 4, 1987

ADMINISTRATIVE RESPONSIBILITIES

Applicant

- o Applicant must file a conditional use permit application pursuant to 12.24 B of the Los Angeles Municipal Code and pay a fee pursuant to Section 19.01-C of the Municipal Code.

Zoning Administration Office, Planning Department

- o The office of Zoning Administration, upon receipt of a conditional use permit application ; shall conduct a public hearing and prepare a report to the Planning commission to approve, approve with modification or disapprove the application, with the required findings made.

Public Counter Planning Department

- o The Public Counter shall receive the completed application forms and fee, verify that the forms completely filled out and ready for processing and transmit copies of the completed applications to all councilmembers whose districts are within the boundary of the Specific Plan area.

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